

Unit 18D - Palms Towers 1

18D - 2100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	A11689428
Status:	Active
Size:	2,172 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,995,000
List PPSF:	\$919
Valuated Price:	\$1,895,000
Valuated PPSF:	\$958

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

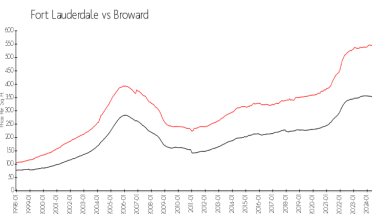
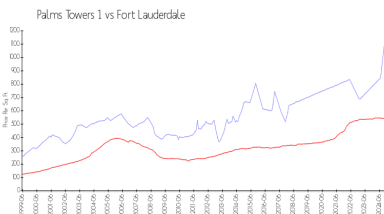
Building Information

Number of units:	89
Number of active listings for rent:	7
Number of active listings for sale:	23
Building inventory for sale:	25%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12a	2,130 sq ft	Aug 2024	\$1,125,000	\$528
8C	1,604 sq ft	Jul 2024	\$1,025,000	\$639
10D	2,172 sq ft	Jun 2024	\$1,040,000	\$479

Market Information



Palms Towers 1:	\$1156/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Palms Towers 1	26%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Palms Towers 1	128 days
Fort Lauderdale	89 days
Broward	76 days

